

Attachment D – LUP Policy Matrix

No.	Policy	Source
Public Access and Recreation Policies		
2.1	The County will continue to actively protect and defend the public's constitutionally guaranteed right of physical access to the shoreline.	San Dieguito CP
2.2	Projects with open space shall design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities. Require adjacent residential development to locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use.	General Plan; San Dieguito CP
2.3	Open space associated with future development intended to be preserved in perpetuity shall either be: (1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or (2) Transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.	General Plan LU 6.8
2.4	Enhance health and safety and conserve natural resources through the preservation of open space.	San Dieguito CP
2.5	Provide recreational opportunities through the preservation of open space.	San Dieguito CP
2.6	Preserve publicly and privately owned open space easements.	San Dieguito CP
2.7	New facilities in or adjacent to protected open space areas shall be limited to only those improvements that provide or enhance public access or recreation activities. Accessibility improvements may be permitted when sited and designed to minimize adverse impacts to public access, visual resources, Environmentally Sensitive Habitat Area (ESHA), and marine resources. Any permitted structures shall be the alternative with the least impact on coastal resources, access and recreation, the minimum size necessary, and shall provide any necessary mitigation.	Policy based on LCP Guidance document
2.8	The County shall not close, abandon, or render unusable by the public any existing access-ways which the County owns, operates, maintains, or is otherwise responsible for without first obtaining a site development permit unless it is determined to be necessary on a temporary basis for public safety. Any access-ways which the County or any other managing agency or organization determines cannot be maintained or operated in a condition suitable for public use shall be offered to another public agency or qualified private association that agrees to open and maintain the access-way for public use.	Policy based on LCP Guidance document
2.9	Recreation and access opportunities at existing public parks shall be protected, and where feasible, enhanced as an important coastal resource. Public parks should maintain lower-cost parking fees (if any), and maximize hours of use to the extent feasible, in order to maximize public access and recreation opportunities.	Policy based on LCP Guidance document
2.10	Public access-ways and trails to the shoreline and public parklands shall be a permitted use in all land use and zoning designations. Where there is a future offer to dedicate, easement, or deed restriction for lateral, vertical or trail access or related support facilities e.g. parking, the County shall encourage the construction of necessary access improvements to allow the access-ways to be opened and operated for its intended public use.	Best practices and literature review

No.	Policy	Source
2.11	Changes to existing public access ways required as part of an existing Coastal Permit shall not allow a reduction in access. Any such changes to public access would be required to be reviewed through a Coastal Permit amendment process.	Best practices and literature review
2.12	New subdivisions shall not include gates, guardhouses, or other features that would limit existing public access points.	Best practices and literature review
2.13	Public parking shall not be discouraged through the use of unauthorized "no parking" signs placed on public or private property.	Policy based on LCP Guidance document
2.14	Maintain public access to key points of interest in and adjacent to the coastal zone through La Orilla Trailhead, the San Dieguito Park, Manchester Avenue, and Lomas Santa Fe.	Policy based on LCP Guidance document
2.15	Explore opportunities for new points of land and water access adjacent to San Elijo Lagoon Ecological Reserve, where several parcels containing land use and zoning designations for open space or preserve currently exist.	Policy based on LCP Guidance document
2.16	The County shall undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.	General Plan LU 5.4
2.17	The County will support increased public transportation service and funding in relation to the County's Coastal Zone within the unincorporated County boundary.	San Dieguito CP
2.18	The County shall provide a range of trail lengths and types, including long distance trails, short distance trails, and loop experiences. Where possible, trails should provide coastal access and connect with other public trail systems, such as the California Coastal Trail, points of interest or transit facilities.	Best practices and literature review
2.19	A network of multi-use trails shall be located along natural scenic areas, (e.g. Escondido Creek and San Elijo Lagoon) where possible. Trails shall be continuous and shall connect into existing and proposed adjacent trails, such as the California Coastal Trail, in the surrounding area.	Best practices and literature review
2.20	Safely separate pedestrian, bicycle and vehicular traffic when these modes share rights-of-way, as feasible.	San Dieguito CP
2.21	Establish and maintain a separate system of hiking trails, bicycle paths and equestrian trails from which motorized vehicles will be banned.	San Dieguito CP
2.22	The County will support the development of additional bicycle facilities in the County's Coastal Zone, with the construction of bicycle routes on El Camino Real from the San Diego City Boundary to Linea Del Cielo, and on Linea Del Cielo Drive from San Valley Road to El Camino Real.	San Dieguito CP
2.23	Provide a network of trails for horseback riding, biking, and hiking; and minimize the cost of the trail system by utilizing floodplains, existing trails, public lands and major utility rights-of-way.	San Dieguito CP
2.24	When locating specific trail segments, locations that avoid significant impacts to sensitive environmental resources shall be prioritized.	Best practices and literature review
2.25	The County shall identify trail routes that enhance public access and connectivity while recognizing the concerns of private property owners, safety requirements, and land use concerns and environmental protection goals.	Best practices and literature review
2.26	The provision of bicycle and other Complete Streets improvements on County Mobility Element roads within the Coastal Zone shall be maximized to provide a safe and continuous bicycle and pedestrian network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	General Plan M 11.3
2.27	The County shall promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location.	General Plan M 11.7
2.28	Provide and expand the variety of trail experiences that provide recreational opportunities, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.	General Plan M 12.2

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2.29	Trail opportunities shall be promoted by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.	General Plan M 12.6
2.30	Specific trail segments shall be sited, designed, and maintained to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the Draft North County Multiple Species Conservation Plan (MSCP) preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.	General Plan M 12.9
2.31	Trail route design shall meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	General Plan M 12.10
2.32	Manage, operate and maintain trails so that proper use is encouraged, and user safety, resource conditions, the environment, and adjacent land uses are not compromised. Public access to natural and cultural (where allowed) resources shall be provided through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected habitat and protects water and cultural resources.	General Plan COS 23.1
2.33	The County shall provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	General Plan COS 21.1
2.34	Park design shall reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.	General Plan COS 21.3
2.35	Public parks shall be connected to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	General Plan COS 21.5
2.36	The County shall provide local park facilities that are appropriate for the individual neighborhoods and communities in which they are located. The development of public recreation facilities shall be encouraged throughout the County's Coastal Zone.	San Dieguito CP
2.37	Retention of existing, lower cost visitor serving and recreation facilities, including overnight accommodations, shall be encouraged and lower cost overnight accommodations shall be protected.	Best practices and literature review
2.38	County Department of Public Works is responsible for maintenance of designated pathways within County right-of-way. Maintenance guidelines shall include: <ul style="list-style-type: none"> • Keeping the pathway free of weeds, brush, rocks, or other obstructions. • Trimming trees and other vegetation to maintain a minimum vertical (overhead) clearance in accordance with County policy and standards. • Repairing erosion in a timely manner by grading, placement of new base material, or installing engineered drainage controls. • Ensuring driveway approaches crossing designated pathways have a natural or rough surface; and enforcing the removal of non-permitted polished or slick surfaces. 	Best practices and literature review
2.39	Trails will be maintained at or near original or intended standards. This includes numerous efforts ranging from mowing and brush removal to replacement of damaged signs to reconstruction of the trail.	Best practices and literature review
2.40	For any new development adjacent to, or within 100 feet of a public park, beach, trail, or recreation area, notice of proposed developments shall be provided, as applicable, to the San Elijo Lagoon Conservancy and the California Department of Parks and Recreation for their review with regard to potential impacts to public access, recreation, environmentally sensitive habitat and any other sensitive environmental resources.	Best practices and literature review
2.41	The County shall coordinate with the California Department of Parks and Recreation, the San Elijo Lagoon Conservancy, and Caltrans to provide a comprehensive signage program to identify public parks, trails and accessways.	Best practices and literature review

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2.2.42	New development shall provide off-street parking sufficient to serve the approved use in order to minimize impacts to public street parking available for coastal access and recreation.	Best practices and literature review
2.43	The implementation of restrictions on public parking, which would impede or restrict public access to beaches, trails or parklands, (including, but not limited to, the posting of “no parking” signs, red curbing, physical barriers, imposition of maximum parking time periods, and preferential parking programs) shall be prohibited except where such restrictions are needed to protect a documented threat to public safety and where no other feasible alternative exists to provide public safety. Where feasible, an equivalent number of public parking spaces should be provided nearby as mitigation for impacts to coastal access and recreation.	Best practices and literature review
Environmentally Sensitive Habitats Policies		
3.1	ESHAs are areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. ESHAs are shown on the LUP ESHA Maps. The ESHAs in the County's Coastal Zone are shown in Figure 11. Regardless of whether streams and watercourses are designated as ESHA, the policies and standards in the LCP applicable to ESHA shall apply.	Best practices and literature review
3.2	The diking, filling, or dredging of wetlands and watercourses may be permitted in accordance with all policies of the LCP, where there is no feasible less environmentally damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: (a) Restoration purposes. (b) Nature study or similar resource dependent activities. (c) Incidental public service purposes.	Best practices and literature review
3.3	If a Multi-Species Conservation Plan (MSCP) or other similar habitat plan is prepared in the future that includes lands within the County's Coastal Zone, it shall be submitted to the Coastal Commission for certification as an amendment to the LCP.	Best practices and literature review
3.4	The LUP ESHA Maps shall be reviewed every ten years and updated to reflect current information, including information on rare, threatened, or endangered species. Areas subject to habitat restoration projects shall also be considered for designation as ESHA. Revisions to the map depicting ESHA shall be treated as LCP amendments and shall be subject to the approval of the CCC.	Best practices and literature review
3.5	If a site-specific biological study contains substantial evidence that an area previously mapped as ESHA does not contain habitat that meets the definition of ESHA, the County Planning & Development Services Director shall review all available site-specific information to determine if the area in question should no longer be considered ESHA and not subject to the ESHA protection policies of the LUP. If the area is determined to be adjacent to ESHA, LUP ESHA buffer policies shall apply. The County Planning & Development Services Director shall provide recommendations to the County Board of Supervisors as to the ESHA status of the area in question. If the Board of Supervisors finds that an area previously mapped as ESHA does not meet the definition of ESHA, a modification shall be made to the LUP ESHA Maps, as part of an LCP map update and LCP Amendment. If an area is not ESHA or ESHA buffer, LCP policies and standards for protection of ESHA and ESHA buffer shall not apply and development may be allowed (consistent with other LCP requirements) after the ESHA map and LCP has been amended.	Best practices and literature review

No.	Policy	Source
3.6	Wetlands shall be defined and delineated consistent with the definitions of the Coastal Act and the Coastal Commission Regulations, as applicable, and shall include, but not be limited to, lands within the coastal zone which may be covered periodically or permanently with shallow water and include freshwater, brackish and saltwater marshes, swamps, bogs, and fens shall be designated as wetland. Any unmapped areas that meet these criteria are wetlands and shall be accorded all of the protections provided for wetlands in the LCP. Wetland shall be further defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands.	Best practices and literature review
3.7	Applications for new development within, or adjacent to wetlands shall include evidence of the preliminary approval of the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other resource management agencies, as applicable.	Best practices and literature review
3.8	The biological productivity and the quality of wetlands shall be protected and, where feasible, restored.	Best practices and literature review
3.9	<p>Any area not designated on the LUP ESHA Maps that meets the ESHA criteria is ESHA and shall be accorded all the protection provided for ESHA in the LCP. The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary:</p> <ul style="list-style-type: none"> (a) Any habitat area that is rare or especially valuable from a local, regional, or statewide basis (b) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law. (c) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations. (d) Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated by the California Native Plant Society as 1B (Rare or endangered in California and elsewhere), or as 2B (rare, threatened or endangered in California but more common elsewhere). 	Best practices and literature review
3.10	ESHA shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.	Best practices and literature review
3.11	Public access-ways and trails are considered resource dependent uses. New access-ways and trails located within or adjacent to ESHA shall be sited to minimize impacts to ESHA to the maximum extent feasible and in general should be located around the periphery of sensitive habitat areas. Measures, including but not limited to signage, placement of boardwalks, and limited fencing shall be implemented as necessary to protect ESHA.	Best practices and literature review

No.	Policy	Source
3.12	If the application of the policies and standards contained in this LCP regarding use of property designated as ESHA or ESHA buffer, including the restriction of ESHA to only resource-dependent use, would likely constitute a taking of private property without just compensation, then a use that is not consistent with the ESHA provisions of the LCP shall be allowed on the property, provided such use is consistent with all other applicable policies of the LCP, the approved project is the alternative that would result in the fewest or least significant impacts, and it is the minimum amount of development necessary to avoid a taking of private property without just compensation. In such a case, the development shall demonstrate the extent of ESHA on the property and include mitigation, for unavoidable impacts to ESHA or ESHA buffers from the removal, conversion, or modification of natural habitat for new development, including required fuel modification and brush clearance. Mitigation shall not substitute for implementation of a feasible project alternative that would avoid adverse impacts to ESHA.	Best practices and literature review
3.13	New development shall be sited and designed to avoid impacts to ESHA. For development permitted pursuant to Policy 3.14, if there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated, with priority given to on-site mitigation. Off-site mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site mitigation is more protective. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to ESHA. Mitigation for impacts to ESHA shall be provided at a 3:1 ratio.	Best practices and literature review
3.14	Mitigation measures for impacts to ESHA that cannot be avoided through the implementation of siting and design alternatives, including habitat restoration and/or enhancement shall be monitored for a period of no less than five, and no more than ten years following completion. Specific mitigation objectives and performance standards shall be designed to measure the success of the restoration and/or enhancement, and compared against an appropriate reference site, where feasible. Adaptive management techniques shall be implemented if necessary. Monitoring reports shall be provided to the County annually and at the conclusion of the monitoring period that document the success or failure of the mitigation. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures.	Best practices and literature review
3.15	ESHA shall be protected and, where feasible, enhanced. Where pedestrian access through ESHA is permitted, well-defined footpaths or other means of directing use and minimizing adverse impacts shall be used. Nesting and roosting areas for sensitive birds such as coastal California gnatcatcher, least Bell's vireo, and Belding's savannah sparrow, shall be protected by means, which may include, but are not limited to, fencing, signing, or seasonal access restrictions.	Best practices and literature review
3.16	Mosquito abatement within or adjacent to ESHA shall be limited to the implementation of the minimum measures necessary to protect human health, and shall minimize adverse impacts to ESHA.	Best practices and literature review
3.17	Wildfire burn areas shall be allowed to revegetate naturally, except where re-seeding is necessary to minimize risks to public health or safety. Where necessary, reseeding shall utilize a mix of native plant seeds appropriate for the site and collected in a similar habitat within the same geographic region, where feasible. Wildfire burn areas that were previously subject to fuel modification or brush clearance for existing structures, pursuant to the requirements of the Fire Authority Having Jurisdiction, may be revegetated to pre-fire conditions using appropriate native propagules.	Best practices and literature review

No.	Policy	Source
3.18	Interpretive signage may be placed in ESHA to provide information to the public about the value and need to protect sensitive natural resources.	Best practices and literature review
3.19	Where the required initial site inventory indicates the presence or potential for wetland species or indicators, the County shall require the submittal of a detailed biological study of the site, with the addition of a delineation of all wetland areas on the project site. Wetland delineations shall be based on the definitions contained in Section 13577(b) of Title 14 of the California Code of Regulations.	Best practices and literature review
3.20	Where site-specific analysis indicates that a parcel contains natural slopes exceeding 25 percent grade, site development plan submittal requirements shall be submitted in compliance with the County's Resource Protection Ordinance which regulates development on steep slopes.	Best practices and literature review
3.21	Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitat.	Best practices and literature review
3.22	Limit redevelopment and development in environmentally sensitive areas, such as upland slopes and watershed areas draining to watercourses and water bodies downstream to activities supporting the preservation of these watercourses and water bodies.	Best practices and literature review
3.23	Development adjacent to ESHAs shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation buffer areas shall be provided around ESHAs to serve as transitional habitat (not fire protection zones) and provide distance and physical barriers to human intrusion. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. All buffers around (non-wetland) ESHA shall be a minimum of 100 feet in width, or a lesser width may be approved by Planning & Development Services and the Fire Marshal. However, in no case can the buffer size be reduced to less than 50 feet.	Best practices and literature review
3.24	New development adjacent to parklands or conservation areas, where the purpose of the park is to protect the natural environment and ESHA, shall be sited and designed to minimize impacts to habitat and recreational opportunities, to the maximum extent feasible. Natural vegetation buffer areas shall be provided around parklands. Buffers shall be of a sufficient size to prevent impacts to parkland resources, but in no case shall they be less than 50 feet in width.	Best practices and literature review
3.25	New development, including, but not limited to, vegetation removal, vegetation thinning, or planting of non-native or invasive vegetation shall not be permitted in ESHA, ESHAQ buffer areas, or park buffer areas. Habitat restoration and invasive plant eradication may be permitted within required buffer areas if designed to protect and enhance habitat values.	Best practices and literature review
3.26	Required buffer areas shall extend from the outer edge of the tree or shrub canopy of ESHA.	Best practices and literature review
3.27	Modifications to required development standards that are not related to ESHA protection (street setbacks, height limits, etc.) shall be permitted where necessary to avoid or minimize impacts to ESHA.	Best practices and literature review
3.28	Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence, except where health and safety codes prevail.	Best practices and literature review
3.29	Permitted development located within or adjacent to ESHA and/or parklands that can adversely impact those areas shall include open space or conservation restrictions or easements over ESHA, ESHA buffer, or parkland buffer in order to protect resources.	Best practices and literature review

No.	Policy	Source
3.30	<p>Channelization or other substantial alterations of streams shall be prohibited except for:</p> <ol style="list-style-type: none"> 1. Necessary water supply projects where no feasible alternative exists; 2. Flood protection for existing development where there is no other feasible alternative; or 3. The improvement of fish and wildlife habitat. <p>Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include maximum feasible mitigation measures to mitigate unavoidable impacts. Bioengineering alternatives shall be preferred for flood protection over "hard" solutions such as concrete or riprap channels. Limit channelization of Escondido Creek, unless necessary to protect existing development or for flood control. Ongoing maintenance and clearing as necessary to protect existing structures in the flood plain, and incorporating any necessary mitigation measures maintaining Escondido Creek in a manner that protects flood capacity while enhancing open space and habitat value over the long term.</p>	Best practices and literature review
3.31	Restrict and regulate development or land alteration draining into a coastal lagoon or wetland area to protect important water quality and biological resources.	Best practices and literature review
3.32	<p>Identification of wetland acreage through a wetland delineation report that identifies onsite wetlands consistent with the Coastal Act's wetland definition shall precede any consideration of use or development on sites where wetlands are present or suspected. With the exception of development for the primary purpose of the improvement of wetland resource value, all public and private use and development proposals which would intrude into, reduce the area of, or reduce the resource value of wetlands shall be subject to alternatives and mitigation analyses, and shall be limited to those uses listed in Policy 3.35. Practicable project and site development alternatives which involve no wetland intrusion or impact shall be preferred over alternatives which involve intrusion or impact. Wetland mitigation, replacement or compensation shall not be used to offset impacts or intrusion avoidable through other practicable project or site development alternatives.</p>	Best practices and literature review
3.33	<p>Where wetland fill or development impacts are permitted in wetlands in accordance with the Coastal Act and any applicable LCP policies, mitigation measures shall include, at a minimum, creation or substantial restoration of wetlands of the same type lost. Adverse impacts will be mitigated at a ratio of 4:1 for all types of wetland, and 3:1 for non-wetland riparian areas. Replacement of wetlands on-site or adjacent to the project site, within the same watershed, shall be given preference over replacement off-site or within a different watershed. Areas subjected to temporary wetland impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.</p>	Best practices and literature review

No.	Policy	Source
3.34	<p>Provide a buffer of at least 100 feet in width from the upland edge of wetlands and at least 50-feet in width from the upland edge of riparian habitat. Where oak woodland occurs adjacent to the wetland, the wetland buffer shall include the entirety of the oak habitat (not to exceed 200 feet in width). Buffers should take into account and adapt for rises in sea level. Under this policy, the CDFW, USFWS, and USACE must be consulted in such buffer determinations and in some cases; the required buffer could be greater than 100 feet.</p> <p>Uses and development within buffer areas shall be limited to minor passive recreational uses, with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area; however, water quality features required to support new development shall not be constructed in wetland buffers. All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the application of an open space easement or other suitable device. All development activities, such as grading, buildings and other improvements in, adjacent to, or draining directly to a wetland must be located and built so they do not contribute to increased sediment loading of the wetland, disturbance of its habitat values, or impairment of its functional capacity.</p>	Best practices and literature review
3.35	<p>In some cases, smaller buffers may be appropriate, when conditions of the site as demonstrated in a site specific biological survey, the nature of the proposed development, etc. show that a smaller buffer would provide adequate protection. In such cases, the CDFW must be consulted and agree that a reduced buffer is appropriate and the County, or Coastal Commission on appeal, must find that the development could not be feasibly constructed without a reduced buffer. However, in no case shall the buffer be less than 50 feet, excluding fuel modification zones.</p>	Best practices and literature review
3.36	<p>New development shall be sited and designed to minimize impacts to coastal resources by:</p> <ol style="list-style-type: none"> 1. Minimizing grading and landform alteration; 2. Minimizing the removal of natural vegetation, both that required for the building pad or driveway, as well as, the required fuel modification around structures; 3. Locate accessory structures within the approved development area and cluster structures to minimize the need for fuel modification; 4. Minimizing the length of the access road or driveway, except where a longer roadway can be demonstrated to avoid or be more protective of resources. Access roads and driveway lengths must comply with fire code requirements; 5. Grading for access roads and driveways should be minimized; the standard for new on-site access roads shall be a maximum of 300 feet or one-third the parcel depth, whichever is less. Longer roads may be allowed on approval of the Planning Commission or Coastal Commission on appeal, if the determination can be made that adverse environmental impacts will not be incurred. Such approval shall constitute a conditional use to be processed consistent with the LIP provisions; 6. Limiting earthmoving operations during the rainy season to prevent soil erosion, stream siltation, reduced water percolation, and increased runoff; 7. Prevent net increases in baseline flows for any receiving waterbody; 8. Minimizing impacts to water quality. 	Best practices and literature review

No.	Policy	Source
3.37	<p>Cut and fill slopes and other areas disturbed by construction activities (including areas disturbed by fuel modification or brush clearance) shall be landscaped or revegetated at the completion of grading. Landscape plans shall provide that:</p> <ol style="list-style-type: none"> 1. Plantings shall be native, non-invasive drought-tolerant and fire resistant plant species, and consistent with existing natural vegetation and natural habitats on the site, except as noted below; 2. Invasive plant species that tend to supplant native species and natural habitats shall be prohibited; 3. Non-invasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant and fire resistant species within the irrigated zone(s) required for fuel modification nearest approved residential structures; 4. Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration. Landscaping or revegetation that is located within any required fuel modification thinning zone shall provide 60 percent coverage within five years; 5. Any landscaping or revegetation shall be monitored for a period of at least five, and no more years than ten years following the completion of planting. Performance criteria shall be designed to measure the success of the plantings. Adaptive management techniques shall be implemented if necessary. If performance standards are not met by the end of five years, the applicant may request that the monitoring period be extended up to an additional five years until the standards are met. However, if at any time after five years the applicant concludes that performance standards cannot be met, or if ten years have elapsed and performance standards have still not been met, the applicant shall submit an amendment proposing alternative mitigation measures. 	Best practices and literature review
3.38	<p>New development shall be sited and designed to preserve oak, sycamore, alder, willow, toyon, or other native trees that are not otherwise protected as ESHA. Removal of native trees shall be prohibited except where no other feasible alternative exists. Structures, including roads or driveways, shall be sited to prevent any encroachment into the root zone and to provide an adequate buffer outside of the root zone of native trees, which can extend well beyond the tree canopy, of individual native trees in order to allow for future growth.</p>	Best practices and literature review
3.39	<p>New development on sites containing native trees shall include a tree protection plan.</p>	Best practices and literature review
3.40	<p>Where the removal of native trees cannot be avoided through the implementation of project alternatives or where development encroachments into the protected zone of native trees result in the loss or worsened health of the trees, mitigation measures shall include, at a minimum, the planting of replacement trees on-site with trees of comparable size, if suitable area exists on the project site, at a ratio of 1:1 for every tree removed. Where onsite mitigation is not feasible, off-site mitigation shall be provided through planting replacement trees. The number of replacement trees allowed to be planted within a fire hazard severity zone shall be approved by the Fire Marshal. Proper spacing of tree trunks and canopies will be maintained in accordance with the Fire Code for trees in this zone. Any new or replacement tree planted in this zone shall be fire resistive and on the Planning and Fire Department approved planting list.</p>	Best practices and literature review

No.	Policy	Source
3.41	<p>Impacts to ESHA will be prohibited except where no other feasible alternative exists. Where ESHA impacts are permitted in accordance with the Coastal Act and any applicable LCP policies, adverse impacts will be mitigated at the following ratios:</p> <ul style="list-style-type: none"> • 1:1 for native tree replacement (e.g. oaks, walnut, sycamore), for a tree of comparable size. • 4:1 for wetlands • 3:1 for riparian habitats • 3:1 for other habitats that support state or federal rare, threatened, or endangered species, species of special concern or CNPS 1b or 2 listed plants • 2:1 for coastal sage scrub not occupied by listed species. <p>Areas subjected to temporary upland habitat impacts shall be restored to the pre-project condition at a 1:1 ratio. Temporary impacts are disturbances that last less than 12 months, and do not result in the physical disruption of the ground surface, death of significant vegetation within the development footprint, or negative alterations to wetland hydrology.</p>	Best practices and literature review
3.42	New development shall include an inventory conducted by a qualified biologist of the plant and animal species present on the project site. If the initial inventory indicates the presence or potential for sensitive species or habitat on the project site, a detailed biological study shall be required. Sensitive species are those listed in any of three categories: federally listed, state listed, and California Native Plant Society (CNPS) categories 1B and 2.	Best practices and literature review
3.43	For development in locations known, or determined by environmental review, to potentially have breeding or nesting sensitive or migratory bird species, or other sensitive amphibian, reptilian or mammalian species, two weeks prior to any scheduled development, a qualified biological monitor shall conduct a preconstruction survey of the site and within 600 feet of the project site. Sensitive bird species are those species designated “threatened” or “endangered” by state or federal agencies, California Species of Special Concern, California Fully Protected Species, raptors, and large wading birds. In addition, surveys must be conducted every two weeks for sensitive nesting birds during the breeding season. If nesting sensitive birds are detected at any time during the breeding season, the California Department of Fish and Wildlife shall be notified and an appropriate disturbance set-back will be determined and imposed until the young-of-the-year are no longer reliant upon the nest. The set-back or buffer shall be no less than 100 feet.	Best practices and literature review
3.44	The County should coordinate with the CDFW and USFWS, NMFS, and other resource management agencies, as applicable, in the review of development applications in order to ensure that impacts to ESHA and marine resources, including rare, threatened, or endangered species, are avoided and minimized.	Best practices and literature review
3.45	The County shall encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.	General Plan COS 5.4
3.46	All new development must submit plans for landscaping that complies with the County’s Landscaping and Water Efficient Design Ordinance in order to comply with water conservation and drought tolerant species goals.	Best practices and literature review
Water Resources Policies		
4.1	Development projects shall be required to avoid impacts to the water quality in local reservoirs, groundwater resources, recharge areas, watersheds, and other local water sources.	General Plan COS 5.5

No.	Policy	Source
4.2	New or expanded uses in floodways shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, or public infrastructure when no feasible alternative exists.	General Plan S 10.1
4.3	The use of natural channels for County flood control facilities shall be required except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.	General Plan S 10.2
4.4	The County shall ensure development within the County's Coastal Zone complies with the County's Watershed Protection Ordinance (WPO) and Best Management Practices (BMP) Design Manual.	Best practices and literature review
4.5	<p>Development within the County's Coastal Zone shall consider and implement the following criteria, as applicable, in respect to watershed impacts:</p> <ul style="list-style-type: none"> (a) Mitigate any unavoidable losses of wetlands, including its habitat functions and values; (b) Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species; (c) Reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources; (d) Implement efficient irrigation systems and the use of native plant species and non-invasive drought/tolerant/low water use plants in landscaping; (e) Maximize natural drainage patterns and retention/use of natural vegetation and pervious surfaces to maximize metered stormwater absorption, filtration, and/or infiltration. This provision shall not apply where documentation has been provided that demonstrates that infiltration practices will cause septic system failures, compromise structure foundations or result in moisture damage, and/or other problems; (f) Development with high potential to contaminate groundwater shall implement best management practices and measures to protect water supply sources; (g) The use of recycled water and gray water systems shall be promoted, where feasible. The use of recycled water shall be restricted in instances when it increases salt loading in reservoirs; (h) Development shall be required to provide necessary on- and off-site improvement to stormwater runoff and drainage facilities. 	General Plan COS Element

No.	Policy	Source
4.6	<p>Source Control BMPs must be implemented for all development projects, where applicable and feasible, as defined in County Watershed Protection Ordinance Section 67.811(a)(4). The Source Control BMPs may include:</p> <ul style="list-style-type: none"> (a) Prevention of illicit discharges into the stormwater conveyance system; (b) Stenciling and marking of all storm drains in accordance with the BMP Design Manual; (c) Protection of all outdoor material storage areas from rainfall, run-on, runoff; and wind dispersal; (d) Protection of materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal; (e) Protection of trash storage areas from rainfall, run-on, runoff, and wind dispersal; (f) Implementation of additional BMPs as the County determines necessary to minimize pollutant generation. 	Best practices and literature review
4.7	Minimize water quality impacts during construction by minimizing erosion and sedimentation, minimizing the discharge of other pollutants resulting from construction activities, and minimizing land disturbance and soil compaction. New development shall include construction phase erosion control and polluted runoff control plans. These plans shall specify BMPs that will be implemented to minimize erosion and sedimentation provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by sediment, construction chemicals and materials.	Best practices and literature review
4.8	At a minimum, the County shall apply regulations approved by the RWQCB intended to preserve the natural drainage and the hydrologic cycle. The County shall impose conditions on development that will minimize land disturbance, encourage infiltration and minimize the introduction of pollutants into coastal waters.	Best practices and literature review
4.9	Development involving onsite wastewater discharges shall be consistent with the LCP as well as the rules and regulations of the San Diego RWQCB, including Waste Discharge Requirements, revised waivers and other regulations that apply.	Best practices and literature review
4.10	All new development and redevelopment, public and private, shall meet or exceed the storm water standards of the County of San Diego through the WPO, RWQCB, and the State of California, with regard to storm water runoff and other polluted runoff.	Best practices and literature review
4.11	New development and redevelopment shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact groundwater, the ocean, coastal streams, or wetlands, and are at a minimum, consistent with the requirements of the current RWQCB Municipal Stormwater Permit.	Best practices and literature review
4.12	At a minimum, all new development and redevelopment will implement the site characterization and proposed BMP effectiveness assessment per the County of San Diego BMP Design Manual.	Policy based on LCP Guidance document
4.13	At a minimum, all new development and redevelopment will implement Source Control BMPs per the County of San Diego BMP Design Manual.	Policy based on LCP Guidance document
4.14	The County shall pursue opportunities to actively participate in watershed level planning and management efforts directed towards reducing storm water and urban runoff impacts to water quality and related resources, including restoration efforts and regional mitigation, monitoring and public education programs. Such efforts will involve coordination with other local governments, applicable resource agencies and stakeholders in the surrounding areas. The County shall participate in the respective watershed groups as defined by the RWQCB to assist neighboring jurisdictions in developing and implementing the Watershed Urban Runoff Management Program (WURMP). The WURMP shall be amended from time to time as required by the RWQCB.	Best practices and literature review

No.	Policy	Source
4.15	<p>The County will support and participate in watershed based planning efforts with the adjacent cities of City of Encinitas, City of Solana Beach, and City of San Diego, and the RWQCB. Watershed planning efforts shall be facilitated by helping to:</p> <ul style="list-style-type: none"> • Pursue funding to support the development of watershed plans; • Identify priority watersheds where there are known water quality problems or where development pressures are greatest; • Assess land uses in the priority areas that degrade coastal water quality; • Ensure full public participation in the plan's development. 	Best practices and literature review
4.16	<p>In planning, siting, designing, constructing, and maintaining grounds, landscapes, and structures owned and managed by the County, site objectives should include management and maintenance practices that protect and enhance natural ecosystems. All landscaping must be in compliance with the County's Landscape Ordinance and Water Efficient Design Manual. County grounds designers, planners, managers, crews, and their contractors should give priority to:</p> <ul style="list-style-type: none"> • Practicing the principles of Integrated Pest Management including the reduced use of pesticides and rodenticides; • Selecting and using fertilizers that minimize negative impacts on soil organisms and aquatic environments; • Designing new and renovating existing landscaped areas to suit the site conditions, protect water quality, and support sustainable maintenance; • Using drought-tolerant native and non-invasive plant species; • Incorporating low impact development design techniques. 	Best practices and literature review
4.17	<p>When development that requires a grading permit or local Storm Water Pollution Prevention Plan (SWPPP) shall include landscaping and re-vegetation of graded or disturbed areas. Any landscaping that is required to control erosion shall use native or drought-tolerant noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation. Where irrigation is necessary, efficient irrigation practices shall be required, such as drip irrigation. Landscaping maintenance and irrigation shall be designed and built to avoid or minimize dry weather runoff and shall utilize micro-spray and drip irrigation technology.</p>	Best practices and literature review
4.18	<p>New development shall include post-development phase drainage and polluted runoff control plans. These plans shall specify site design, source control and treatment control BMPs that will be implemented to minimize post-construction polluted runoff, and shall include the monitoring and maintenance plans for these BMPs.</p>	Best practices and literature review
4.19	<p>Development must be designed to avoid or minimize to the maximum extent feasible, the introduction of pollutants of concern into coastal waters. To meet the requirement to minimize "pollutants of concern," new development shall incorporate a BMP or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.</p>	Best practices and literature review
4.20	<p>Ensure that sewer trunk extensions, treatment plants, ocean outfalls, and development which may be served by these facilities, will not result in any adverse impact upon the environment.</p>	San Dieguito CP
4.21	<p>Encourage optimum water and sewage reclamation, water conservation, recharging of underground waters, and the use of natural channels for transporting water.</p>	San Dieguito CP
4.22	<p>Comply with setbacks and buffers from all watercourses to protect property, improve water quality, and enhance the aesthetic beauty of the riparian environment.</p>	San Dieguito CP
4.23	<p>Natural conditions of drainage should be preserved and any changes to the natural contours shall be minimized and shall not cause damage to nearby properties.</p>	San Dieguito CP

No.	Policy	Source
4.24	All grading plans shall include preparation for an installation of landscaping and shall comply with the County's Landscape and Water Efficient Design Ordinance which requires drought tolerant landscaping.	San Dieguito CP
4.25	Grading permits shall be issued at the same time as building permits to minimize erosion.	San Dieguito CP
4.26	<p>Requirements for all development projects:</p> <ol style="list-style-type: none"> 1) Follow as applicable the approach and criteria described in the State Water Resources Control Board General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities at a minimum. 2) Except as noted in Section 67.81 I(b), submit a Standard Stormwater Quality Management Plan (SWQMP), with an application for a County permit or other County approval, identifying the measures that will be used for stormwater and non-stormwater management for the project consistent, at a minimum, with the County Best Management Practices (BMP) Design Manual. 3) General Requirements. BMPs shall be designed, constructed and maintained as follows: <ol style="list-style-type: none"> (A) Onsite BMPs must be located so as to remove pollutants from runoff prior to its discharge to any receiving waters, and as close to the source as possible; (B) Structural BMPs may not be constructed in receiving waters; and (C) Onsite BMPs must be designed and implemented with measures to avoid the creation of nuisance or pollution associated with vectors (e.g., mosquitos, rodents, or flies). 	Best practices and literature review
Agriculture Policies		
5.1	"Non-prime agricultural land" means other coastal agricultural lands that are now in use for crops or grazing, or that are otherwise suitable for agriculture.	Policy based on LCP Update Guide
5.2	<p>Commercial Agriculture means a routine and ongoing enterprise associated with a farm, grove, dairy, or other agricultural business, and shall include:</p> <ol style="list-style-type: none"> 1. The cultivation and tillage of soil; crop rotation; fallowing for agricultural purposes; the production, cultivation, growing, replanting and harvesting of any agricultural commodity including viticulture, vermiculture, apiculture, or horticulture; 2. The raising of livestock, bees, fur bearing animals, fish or poultry, and dairying for sale; 3. Any practices performed by a farmer on a farm as incident to or in conjunction with those farming or grove operations, including the preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market; and 4. Ordinary pasture maintenance and renovation and dry land farming operations consistent with rangeland management and soil disturbance activities. <p>All such activities must be consistent with the economics of commercial agricultural operations and other similar agricultural activities. Commercial Agriculture does not include crops or agriculture for personal consumption.</p>	Policy based on LCP Update Guide

No.	Policy	Source
5.3	<p>Existing agricultural uses within the County's Coastal Zone shall be encouraged when permitting development under the A70 – Limited Agriculture, RS – Single Family Residential, RR – Rural Residential, and RV – Variable Family Residential Use Regulation designation. To allow for the continued existence of agriculture, such as orchards and small farm activity, within the areas of the Coastal Zone designated as A70 – Limited Agriculture, R, the following shall be required:</p> <p>(a) The concentration of residential and accessory uses on a given lot will be encouraged to maintain the maximum amount of land available for agricultural use; and</p> <p>(b) The visual, natural resource and wildlife habitat values of subject properties and surrounding areas will be maintained. Proposed development would be required to be clustered to avoid or minimize impacts to environmental and other coastal resources, such as natural topography, native vegetation and public views.</p>	Best practices and literature review
5.4	Reclaimed water shall be utilized for irrigation, where feasible.	San Dieguito CP
5.5	The County shall support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands, in accordance with the County Purchase of Agricultural Conservation Easement (PACE) program.	General Plan COS 6.4
5.6	The County shall encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands.	Best practices and literature review
Scenic and Visual Resources Policies		
6.1	Preserve the scenic and visual qualities of the County's Coastal Zone, including designated open space areas for conservation and recreation adjacent to the San Elijo Lagoon, San Dieguito Park, mature vegetation, and the rural residential neighborhoods of Stone Bridge, Sun Valley and Vicinity, and surrounding communities. Street trees and vegetation shall be chosen so as not to block views upon maturity.	San Dieguito CP
6.2	A Coastal Permit may only be approved for new development on legally created lots. All applications for new development on a vacant parcel shall provide evidence of the date and method by which the subject parcel was created. If no such evidence can be found, a Coastal Permit shall be sought to establish the legality of the parcel.	Best practices and literature review
6.3	<p>Land divisions, including lot line adjustments, shall be designed to minimize impacts to visual resources by:</p> <ol style="list-style-type: none"> 1. Clustering the building sites to minimize site disturbance and maximize open space; 2. Prohibiting building sites on ridgelines; 3. Minimizing the length of access roads and driveways; 4. Reducing the maximum allowable density in steeply sloping and visually sensitive areas; 5. Minimizing grading and alteration of natural landforms; 6. Landscaping or revegetating all cut and fill slopes, and other disturbed areas at the completion of grading; and 7. Incorporating interim seeding of graded building pad areas, if any, with native plants unless construction of approved structures commences within 30 days of the completion of grading. 	Best practices and literature review
6.4	Subsequent development on a parcel created through a land division shall conform to all provisions of the approved site development permit that authorized the land division or any amendments thereto.	Best practices and literature review

No.	Policy	Source
6.5	<p>The following existing viewing points will be maintained, and where necessary, upgraded:</p> <ol style="list-style-type: none"> 1. Upper parking lot at San Dieguito Park; 2. Pull-off on Linea del Cielo within San Dieguito Park; 3. La Orilla Trailhead, and portions of the trail adjacent to the County's Coastal Zone; 4. Pine Tower; 5. Hawk's Nest Tower; and 6. Osuna Overlook Tower 	San Dieguito CP
6.6	<p>Public views to the County's Coastal Zone and open spaces adjacent to San Elijo Lagoon from major public viewpoints, as identified in Figure 6 of the LUP shall be protected. Development that may affect existing or potential public views shall be designed and sited in a manner that restores, preserves, or enhances designated view opportunities and visual qualities of the site.</p> <p>Locations along public roads, railways, trails, parklands, and beaches that offer views of scenic resources are considered public viewing areas. Road alignments within the County's Coastal Zone shall minimize alterations to the landscape by following the contours of existing, natural topography such that scenic areas are enhanced. Existing public roads within the County's Coastal Zone that provide views of the ocean or other scenic resources include:</p> <ul style="list-style-type: none"> • La Bajada to La Noria and El Camino Real • La Noria and El Camino Real • Highland Drive • Lomas Santa Fe Drive and Linea Del Cielo • Sun Valley Road <p>Public viewing areas shall be protected.</p> <p>To protect vista points, the scenic and visual qualities within the County's Coastal Zone shall be designated as "Critical View Sheds" within which the character of development would be regulated to protect the integrity of the vista points (Figure 6).</p> <p>(a) Critical View Shed areas should meet the following requirements:</p> <ol style="list-style-type: none"> (1) Extend radially for 2,000 feet (610 meters) from the vista point, with the exception of San Dieguito Park, which would be included in its entirety; (2) Include areas upon which development could potentially obstruct, limit, or degrade the view. <p>(b) Development within the Critical View Shed area will be subject to design review as part of any discretionary review and will be based on the following:</p> <ol style="list-style-type: none"> (1) Building height, bulk, roof line and scale should not obstruct, limit or degrade the existing views; (2) Landscaping should not, at maturity, obstruct views; (3) Landscaping should be located to screen adjacent undesirable views (parking lot areas, mechanical equipment etc.). 	San Dieguito CP; Best practices and literature review

No.	Policy	Source
6.7	<p>Development within the County's Coastal Zone shall be subject to design-review based on the following and in accordance with existing County regulations and ordinances:</p> <ul style="list-style-type: none"> (a) Protection of site topography and steep slopes. (b) Minimize or prevent substantial grading or reconfiguration of the project site. (c) Minimize grading outside of the building footprint. (d) Eliminating flat building pads on slopes and utilizing split level or stepped-pad designs. (e) Requiring that man-made contours mimic the natural contours to and blend with the existing terrain of the site and surrounding area. (f) Clustering structures to minimize site disturbance and to minimize development area. (g) Minimizing height and length of cut and fill slopes. (h) Minimizing the height and length of retaining walls. (i) Cut and fill operations may be balanced on-site, where the grading does not substantially alter the existing topography and blends with the surrounding area. (j) Export of cut material may be required to preserve the natural topography. (k) View orientation and view protection of adjacent properties, including an accurate representation of the development as viewed from at least 3 separated and critical points exterior to the development site and that show the treatment of scenic resources present on the site as related to those resources that are adjacent to the site (Z5 Special Area, 5206.a). (l) Natural site amenities such as trees, rocks, and natural drainage channels. (m) Protection of ridgelines. (n) Preservation of dark skies. (o) Building height, bulk, roof line, and scale should not obstruct, limit, or degrade the existing views. (p) Visual compatibility with the character of surrounding areas. (q) Incorporation of natural features (including mature trees and rock formations) into proposed development and require avoidance of sensitive environmental resources. (r) Minimal removal of native vegetation, and landscape compatibility with existing vegetation. (s) Proposed landscaping should be compatible with existing landscaping and should take into consideration the appropriateness of selected plan materials to the area. Landscaping and plantings should be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth. (County of SD Z2 Use Regs, 2341.c.4) Require approval of landscaping plans. 	Policy based on General Plan LU-6.6, San Dieguito CP, best practices, and literature review
6.8	<p>New development on properties visible from public trails in and around San Elijo Lagoon and San Dieguito Park, or other public viewing areas, shall be sited and designed to protect public views of the ridgelines and natural features of the area through measures including, but not limited to, providing setbacks from the slope edge, restricting the building maximum size, reducing maximum height limits, incorporating landscape elements and screening, incorporating earthen colors and exterior materials that are compatible with the surrounding natural landscape (avoiding bright whites and other colors except as minor accents). The use of highly reflective materials shall be prohibited.</p>	Best practices and literature review
6.9	<p>Fences, walls, and landscaping shall not block major public views of scenic resources or views of other public viewing areas.</p>	Best practices and literature review
6.10	<p>The impacts of proposed development on existing public views of scenic resources shall be assessed by the County prior to approval of proposed development or redevelopment to preserve the existing character of established neighborhoods. Existing public views of the ocean and scenic resources shall be protected.</p>	Best practices and literature review

No.	Policy	Source
6.11	Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected from unnecessary grading in accordance with the County's Resource Protection Ordinance.	San Dieguito CP
6.12	Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down gradually sloped sites where this would not introduce impacts to sensitive habitats, result in geologic instability or impact scenic resources available from public viewing areas.	San Dieguito CP
6.13	Signs shall be prohibited in areas within the County's Coastal Zone with the exception of signs that serve as way-finding and road usage under the County's jurisdiction, temporary real estate signs, and signage allowed through commercial zoning designations. The location, design, number, and size of all other signs must not detract from the visual setting of the County's Coastal Zone, obstruct significant views, nor incur any adverse impact upon the basic character of the community or on property values.	San Dieguito CP
6.14	Exterior lighting (with the exception of traffic lights, navigational lights, and other similar safety lighting) shall be minimized, restricted to low intensity features, screened, and directed downward and away from ESHA to minimize impacts on wildlife and limit visibility from any adjoining property or street. Night lighting for any development located adjacent to ESHA, ESHA buffer, or where night lighting would increase illumination in ESHA shall be prohibited.	San Dieguito CP
6.15	The County's Coastal Zone contains limited street lighting in order to preserve the dark night sky as part of the rural residential character. As such, street lighting deemed necessary for traffic safety at road intersections and along streets shall be low level, timed, directed downward, and screened to minimize lighting impacts on the dark sky.	San Dieguito CP
6.16	Utilities shall be constructed and routed underground except in where natural features prevent undergrounding or where safety considerations necessitate above ground construction and routing. Utilities determined to be constructed aboveground shall be done in a manner that minimizes impacts to views and colocation of utilities shall be required where feasible.	Best practices and literature review
6.17	New development, including a building pad, if provided, shall be sited on the flattest area of the project site, except where there is an alternative location that would be more protective of scenic resources or ESHA.	Policy based on LCP Update Guide
6.18	All new structures shall be sited and designed to minimize impacts to scenic resources by: <ul style="list-style-type: none"> • Ensuring visual compatibility with the character of surrounding areas; • Avoiding large cantilevers or under stories; and • Setting back. 	Policy based on LCP Update Guide
Planning, New Development, and Public Works Policies		
7.1	All development that requires a discretionary action is subject to written findings affirming that it is consistent with all LUP policies, regulations within the IP, and provisions of the County's certified LCP, except as otherwise noted in Section 9404 (Exemptions) of the Implementation Plan.	Best practices and literature review
7.2	If there is a conflict between a provision of this LCP and a provision of the General Plan, or any other County-adopted plan, resolution, or ordinance not included in the LCP, and it is not possible for the development to comply with both the LCP and such other plan, resolution or ordinance, the LCP shall take precedence and the development shall not be approved unless it complies with the LCP provision.	Best practices and literature review
7.3	Off-street parking, which is described in the IP, as regulated by the County's Zoning Ordinance, Section 6000, General Regulations, shall be provided for all new development in accordance with the policies of the LUP to assure there is adequate public access to coastal resources.	Best practices and literature review

No.	Policy	Source
7.4	Grading should retain the natural appearance of the existing land forms and natural slopes in excess of 25 percent shall be protected in accordance with the County's Resource Protection and Grading Ordinance restrictions.	San Dieguito CP
7.5	Communication processing, storage, and transmission facilities, and lines shall be sited, designed, and operated to avoid, or minimize impacts to ESHA, and scenic resources consistent with all provisions of the LCP. If there is no feasible alternative that can eliminate all impacts, the alternative that would result in the fewest or least impacts shall be selected consistent with federal regulations.	Best practices and literature review
7.6	Land divisions shall be designed to cluster development, including building pads, if any, in order to minimize site disturbance, landform alteration, and removal of native vegetation, to minimize required fuel modification, and to maximize open space, as feasible.	Best practices and literature review
7.7	The County shall not approve a land division if any parcel being created would not be consistent with the maximum density designated by the LUP map, and the slope density criteria. In cases where additional density is desired, Coastal Commission approval would be required in addition to County approval.	Best practices and literature review
7.8	<p>Manage the location of new development and redevelopment through this LCP, the County's General Plan and the County Code of Ordinances, and the County's Zoning Ordinance, which provide both policy and regulations governing the form and location of existing and future development, including:</p> <p>Locations of residential, commercial, industrial, public and open space land uses, such as visitor serving commercial and recreational development.</p> <p>Public works and facilities, such as: (1) roadways, water and sewer systems; and (2) drainage improvements to support existing and planned development.</p> <p>Development standards for each type of land use, such as: (1) density limitations; (2) building setbacks; and (3) height limits.</p> <p>a. Specific regulations associated with coastal zones, such as: (1) resource protection area requirements; (2) wildland urban interface areas; and (3) landscaping guidelines.</p>	Best practices and literature review
7.9	Land divisions are only permitted if they are approved by CDP. Land divisions include subdivisions (through parcel map, tract map, grant deed, or any other method), lot line adjustments, revisions, mergers, and certificates of compliance.	Best practices and literature review
7.10	Subsequent development on a parcel created through a land division shall conform to all provisions of the approved land division permit, including, but not limited to, the building site location, access road/driveway design, and grading design, and volumes.	Best practices and literature review
7.11	<p>For issuance of an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act (or Proposition 20 for parcels within the coastal zone as defined in that proposition), where the parcel(s) was created in compliance with the law in effect at the time of its creation and the parcel(s) has not subsequently been merged, subdivided, subject to a lot line adjustment, lot split or any other division of land or otherwise altered, the County shall not require a CDP.</p> <p>For issuance of a conditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred prior to the effective date of the Coastal Act, where the parcel(s) was not created in compliance with the law in effect at the time of its creation, the conditional certificate of compliance shall not be issued unless a CDP that authorizes the land division is approved. In such a situation, the County shall only approve a CDP if the land division, as proposed or as conditioned, complies with all policies of the LCP.</p>	Best practices and literature review

No.	Policy	Source
7.12	For issuance of either a conditional or an unconditional certificate of compliance pursuant to Government Code Section 66499.35 for a land division that occurred after the effective date of the Coastal Act, the certificate of compliance shall not be issued unless a CDP that authorizes the land division is approved. In such a situation, the County shall only approve a CDP if the land division, as proposed or as conditioned, complies with all policies of the LCP.	Best practices and literature review
7.13	Existing, lawfully established structures that were built prior to the adopted date of the LUP that do not conform to the provisions of the LCP shall be considered non-conforming structures. Non-conforming uses or structures may not be increased or expanded into additional locations or structures. Such structures may be maintained and repaired as long as the improvements do not increase the size or degree of non-conformity. This section shall not be interpreted to allow the reconstruction of a non-conforming structure unless destroyed by a disaster as defined in Public Resources Code § 30610(g)(2)(A). Additions and improvements to such structures may be permitted provided that such additions or improvements do not increase the size or degree of the non-conformity.	Best practices and literature review
7.14	Protection of ESHA and public access shall take priority over other development standards and where there is any conflict between general development standards and ESHA and/or public access protection, the standards that are most protective of ESHA and public access shall have precedence.	Best practices and literature review
7.15	A land division shall not be approved if it creates a parcel that would not contain an identified building site that could be developed consistent with all of the policies of the LCP.	Best practices and literature review
7.16	Assess the potential for environmental effects of new development or redevelopment before granting County approval in accordance with CEQA and to avoid, reduce and/or mitigate impacts where feasible.	Best practices and literature review
7.17	New development shall conform with the County's Resource Protection Ordinance regarding steep slopes, including measures to minimize potential impacts to scenic and visual resources, and to minimize the risk from hazards. The measures include, but are not limited to limiting grading, retaining walls, restricting development on steep slopes, protecting ridgelines, and applying siting, and design restrictions (scenic and visual policies).	Best practices and literature review
7.18	The installation of reclaimed water lines to provide irrigation for approved landscaping or fuel modification areas for approved development may be permitted, if consistent with all policies of the LUP.	Best practices and literature review
7.19	Consistent with the Coastal Act (Public Resources Code §30610(d)), repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a CDP, although the County may require a permit if the County determines such repairs and maintenance involve a substantial adverse environmental impact that cannot be mitigated. However, for purposes of compliance with the Public Resources Code Section 30610(d), any repair or maintenance to facilities, or structures, or work located in an ESHA , as follows, shall require a CDP: <ol style="list-style-type: none"> 1. The placement or removal, whether temporary or permanent, of any form of solid materials. 2. The presence, whether temporary or permanent, of mechanized equipment or construction materials. 3. The replacement of 20 percent or more of the exterior materials of an existing structure with materials of a different kind; or 4. The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams. 	Best practices and literature review

No.	Policy	Source
7.20	Upgrade existing commercial areas through clean-up, landscaping, beautification, utility undergrounding, and by repaving and/or redesign of parking lots.	San Dieguito CP
7.21	Consider commercial uses in adjacent urbanized areas when determining the need for additional or expanded commercial uses within San Dieguito.	San Dieguito CP
7.22	Maintain and protect land planned and zoned for office-professional, general commercial, and heavy commercial land uses along Via de la Valle. These commercial zoning districts provide business that serve both visitors and local residents with a diverse selection of goods and services.	Best practices and literature review
7.23	Encourage visitor serving retail uses in the commercial zones. Existing visitor serving uses shall be protected and new visitors serving facilities are encouraged.	Best practices and literature review
7.24	Require lot sizes within the Residential areas of the Covenant of Rancho Santa to be preserved at 2.86 acres and 2 acres, in zoning and through discretionary actions.	San Dieguito CP
7.25	Except within the Covenant of Rancho Santa Fe, site designs should emphasize the clustering of dwelling units in order to improve upon the amount and character of usable open space.	San Dieguito CP
7.26	New and existing residential development should provide landscaping between the curb and abutting property line and underground utilities, consistent with the County's Landscape and Water Efficient Design Ordinance.	San Dieguito CP
7.27	When the natural terrain is altered, new landscaping shall utilize be in conformance with the County's Landscape Ordinance and Water Efficient Landscape Design Manual which prioritizes the use of native and drought tolerant species, and water conservation measures.	San Dieguito CP
7.28	Unaltered land greater than 25 percent slope and at least 1000 square feet in area shall be retained in its natural state in conformance with the County's Resource Protection Ordinance regarding steep slopes.	San Dieguito CP
7.29	Residential land use maximum density will be determined per maximum density provisions of the General Plan Land Use Element.	General Plan Land Use Element
7.30	All residential development, including land divisions and lot line adjustments, shall conform to all applicable LCP policies, including maximum density provisions. Allowable densities are stated as maximums. Compliance with the other policies of the LCP may further limit the maximum allowable density of development.	Best practices and literature review
7.31	A minimum of one on-site or on-street parking space shall be required for the exclusive use of any second residential unit in conformance with the County's Zoning Ordinance, Section 6000 General Regulations, unless approved by County Board of Supervisors pursuant to the County's Affordable Housing policies.	Best practices and literature review
7.32	Require that development within the Covenant of Rancho Santa Fe be compatible with the historic development patterns and California State Landmark designation.	San Dieguito CP
Cultural and Paleontological Resources Policies		
8.1	New development within archaeologically sensitive areas shall be conditioned to implement appropriate mitigation measures.	Best practices and literature review
8.2	New development should incorporate the placement of cultural resources areas within open space easements, landscape areas or parks. Capping of sites may be an appropriate measure dependent upon the project specifics. The County Official in consultation with the Project Archaeologist and Native American monitor will determine the appropriate mitigations.	Policy based on LCP Update Guide
8.3	The discovery of cultural resources during pre-development surveys and during development shall require that all ground disturbance operations be stopped in the area of discovery to allow evaluation of the identified resource. Outreach shall be conducted with the culturally-affiliated tribe(s). Development shall include appropriate mitigation to protect the quality and integrity of these resources.	General Plan COS 7.1

No.	Policy	Source
8.4	Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	General Plan COS 7.4
8.5	Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.	General Plan COS 7.5
8.6	Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	General Plan COS 9.1
8.7	Paleontological monitors are required during grading operations at the discretion of County officials, per the County's Guidelines for Determining Significance – Cultural Resources and the County's Grading Ordinance, Section 87.430. Paleontological monitoring is required for any excavation into high, moderate, low or marginal soil sensitivity.	Policy based on LCP Update Guide
8.8	Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process for all new development and construction.	General Plan COS 8.1, San Dieguito CP
8.9	New development shall protect and preserve significant archaeological, historical and paleontological resources from destruction, and shall avoid, and minimize impacts to such resources consistent with CEQA.	Best practices and literature review
8.10	All new development or construction should be preceded by surveys, test excavations and evaluations to identify cultural resources. Appropriate mitigation shall be implemented in accordance with the County's Guidelines for Determining Significance – Cultural Resources. All site locations shall be maintained in a confidential appendix.	San Dieguito CP
8.11	Grading operations must be suspended upon discovery of fossils greater than twelve inches in any dimension. The County Official must be notified. The appropriate resource recovery operations shall be carried out per County Guidelines and shall be completed prior to the County Official's authorization to resume normal grading operations, per the County's Grading Ordinance, Section 87.43 and County's Guidelines for Determining Significance – Cultural Resources.	Policy based on LCP Update Guide
8.12	Encourage the owners of significant historic architectural sites to apply for Mills Act historical property designation for income tax benefits and register for Landmark Zoning with the County Historic Site Board.	San Dieguito CP
8.13	New development on sites identified as archaeologically sensitive shall include on-site monitoring of all grading, excavation, and site preparation that involve earth moving operations by a qualified archaeologist(s), and appropriate Native American consultant(s).	Best practices and literature review
8.14	Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.	General Plan COS 7.3
8.15	The County shall coordinate with appropriate agencies (e.g. Native American Heritage Commission, State Historic Preservation Officer) and tribal representatives to identify archaeologically sensitive areas and to determine the appropriate treatment of cultural resources. Such information should be kept confidential to protect archaeological resources.	General Plan COS-7.4, and best practices and literature review
8.16	Where development would adversely impact historical or archaeological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.	Best practices and literature review
Coastal Hazard Policies		
9.1	Require that development be located and designed to protect property and residents from the risks of hazards.	General Plan LU 6.10

No.	Policy	Source
9.2	Require development to be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	General Plan S 7.1
9.3	Direct development away from areas with high landslide, mudslide, or rock fall potential.	General Plan S 8.1
9.4	Prohibit development from causing or contributing to slope instability in accordance with the County's Resource Protection Ordinance regarding steep slopes.	General Plan S 8.2
9.5	Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	General Plan S 3.1
9.6	Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires, in accordance with the County's Resource Protection Ordinance regarding steep slopes and the County's Consolidated Fire Code.	General Plan S 3.2
9.7	Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	General Plan S 3.3
9.8	Require all new development or redevelopment, as defined in the IP, to meet current ignition resistance construction codes in accordance with the County's Consolidated Fire Code and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.	General Plan S 3.7
9.9	Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, development shall be sited so that fuel management needs to protect structures and avoid impacts to native vegetation and sensitive habitats.	General Plan S 4.1
9.10	Ensure that water supply systems for development are adequate to combat structural and wildland fires.	General Plan S 6.1
9.11	<p>The County of San Diego Coastal Zone contains areas subject to hazards that present risks to life and property. These areas require additional development controls to minimize risks. Potential hazards in the Coastal Zone include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Seismic ground shaking: Shaking induced by seismic waves traveling through an area as a result of an earthquake on a regional geologic fault. 2. Liquefaction Hazard: Areas where water-saturated artificial fill or sediment can potentially lose strength and fail during strong ground shaking; related hazards include dynamic compaction and lateral spread. 3. Earthquake induced landslides. 4. Flood Hazard: Areas most likely to flood during major storms. 5. Fire hazard: Areas subject to major wildfires located in the County's WUI. 6. Rain-Induced Landslide Hazard: Excessive rainfall on a cliff or slope. 7. Dam Failure Hazard: Large quantity of water suddenly released with a great potential to cause human casualties, economic loss, lifeline disruption, and environmental damage. 	County Hazard Mitigation Plan, best practices, and literature review
9.12	Land divisions, including lot line adjustments, shall be prohibited unless all proposed parcels can be demonstrated to be safe from flooding, erosion, fire and geologic hazards and will provide a safe, legal, all-weather access road(s), which can be constructed consistent with all policies of the LCP.	Best practices and literature review

No.	Policy	Source
9.13	Development in floodplains shall be limited to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels or substantially interfere with flood flows during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset any such harm, to the environmental values of the floodway area. Development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway.	Best practices and literature review
9.14	Development within flood prone areas subject to inundation or erosion shall be prohibited unless no alternative building site exists on the legal lot and proper mitigation measures are provided to minimize or eliminate risks to life and property from flood hazard. The County shall ensure that permitted development and fill in the 100-year floodplain will not result in an obstruction to flood control and that such development will not adversely affect coastal wetlands, riparian areas, or other sensitive habitat areas within the floodplain, in accordance with the County's Resource Protection Ordinance regarding floodplains and floodways.	Policy based on LCP Update Guide
9.15	Permitted infill development in the 100-year floodplain shall be limited to structures capable of withstanding periodic flooding without requiring the construction of on or off-site flood protective works or channelization. Proposed development shall be required to incorporate the best mitigation measures feasible pursuant to Public Resources Code Section 30236.	Policy based on LCP Update Guide
9.16	Ensure that options are identified for protecting existing trails and roads, as well as other infrastructure as it becomes relevant, from SLR, storm surge, and riverine flooding. If necessary, identify potential future alignments for relocating roads and trails if existing locations cannot be feasibly protected.	Policy based on LCP Update Guide
9.17	Require all proposed development to be set back from the floodway in accordance with the County's Resource Protection Ordinance related to floodways and floodplains so that it is outside the erosion/sedimentation hazard area and in areas where the Director of Public Works has determined that the potential for erosion or sedimentation in the floodplain is significant.	San Diego County Zoning Code
9.18	When steep slopes cover 10 percent or more of a lot proposed for development, the development must comply with the County's Resource Protection Ordinance and place the steep slopes into an open space easement. The open space easement shall provide sufficient encroachments necessary for access and clearing.	San Diego County Zoning Code
9.19	New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion, and other hydrologic impacts to water bodies.	Best practices and literature review
9.20	Regulate development in hillside areas to minimize alteration of natural landforms and enhance scenic qualities of the County, protect native coastal vegetation, preserve existing watersheds, and reduce the potential for environmental hazards including soil erosion, landslides, adverse impacts due to runoff, and other impacts which may affect general safety and welfare.	Best practices and literature review
9.21	Require a quantitative slope stability analysis for all Site Development Plan or Major Use applications that shows the slope categories for the entire property in compliance with the County's Resource Protection Ordinance.	San Diego County Zoning Code
9.22	Any projects that propose building bluff properties, or inland bluff projects must include a geologic reconnaissance report to determine the geologic stability of the area. When additional information is needed to assess stability, a preliminary engineering geology report must also be prepared identifying the results of the subsurface investigation regarding the nature and magnitude of unstable conditions, as well as mitigation measures needed to reduce or avoid such conditions.	Policy based on LCP Update Guide

No.	Policy	Source
9.23	On ancient landslides, unstable slopes, and other geologic hazard areas new development shall only be permitted where an adequate stability can be maintained for the expected life of the development. Adequate stability generally means a minimum factor of safety of 1.5 (static) and 1.1 (seismic).	Policy based on LCP Update Guide
9.24	New development which does not conform to the provisions of the LCP shall be prohibited on property or in areas where such development would present an extraordinary risk to life and property due to an existing or demonstrated potential public health and safety hazard.	Policy based on LCP Update Guide
9.25	Within the WUI, the area within 100 feet of a habitable structure is divided into two zones as follows. Zone 1 is located from 0 - 50 feet from the residence and Zone 2 located from 50-100 feet from the residence. Required fuel modification that may take place in both zones is defined as follows: In Zone 1, vegetation that is not fire-resistant shall be removed and re-planted with fire-resistant plants. In Zone 2, all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. Root systems and stumps will be left in place to minimize soil disturbance and soil erosion. All fuel modification work will be done by hand crews only.	Best practices and literature review
9.26	<p>The Fire Marshal retains the discretion to reduce or expand the fire zones on a case-by-case basis, with specific findings due to factors that may include, but are not limited to building material, topography, vegetation load, and type.</p> <p>All discretionary permit applications for projects shall be reviewed by the Fire Marshal to determine if any thinning or clearing of native vegetation is required. The Fire Marshal may reduce the 100 ft. fuel management requirement for existing development, when equivalent methods of wildfire risk abatement are included in project design.</p> <p>Equivalent methods of fire risk reduction shall be determined on a case-by-case basis by the Fire Marshal and may include the following, or a combination of the following, but are not limited to:</p> <p>Compliance with Building Code and Fire Code requirements for projects located in the Wildland Urban Interface (County Building Code Chapter 7A and County Consolidated Fire Code Chapter 49);</p> <p>Installation of masonry or other non-combustible fire resistant wall up to six feet in height;</p> <p>Reduced landscaping that is compliant with the County of San Diego fire hazard risk reduction plant list and planting guidelines;</p> <p>Other alternative construction to avoid the need for vegetation thinning, pruning or vegetation removal.</p>	Best practices and literature review
9.27	Within the WUI, the person owning or occupying a building or structure shall maintain a fuel modification zone within 100 feet of that building or structure.	County Consolidated Fire Code
9.28	Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 feet of a building or structure of vegetation that is not fire resistant and re-plant the area with fire resistant plants.	County Consolidated Fire Code
9.29	Within the WUI, the person owning or occupying a building or structure shall clear the area within 50 to 100 feet of a building of all dead or dying vegetation. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Weeds and annual grasses shall be maintained at a height not to exceed 6 inches. The chips from chipping of vegetation that is done on-site may remain if the chips are dispersed so they do not exceed 6 inches in depth. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet.	County Consolidated Fire Code

No.	Policy	Source
9.30	Fuel Modification Requirements for New Development – New development, including but not limited to subdivisions and lot line adjustments shall be sited and designed so that no brush management or the 100 ft. fuel modification encroaches into ESHA.	Best practices and literature review
9.31	Fuel Modification Requirements for Additions to Existing Structures –Where a new addition would encroach closer than 100 feet to an ESHA, the Fire Marshal shall review the project for fuel modification requirements. If a 100 foot fuel modification zone would encroach into ESHA, the additions shall not be permitted unless the addition would not encroach any closer to ESHA than existing principal structures on either side of the development.	Best practices and literature review
9.32	Fuel Modification Requirements for Existing Development - The County shall encourage property owners to implement fire risk reduction alternatives, including those listed in Policy 9.32, as a priority over fuel modification in ESHA. However, the County Fire Marshal may require fuel modification to occur adjacent to existing development as outlined in the established zones. If fuel modification is required by the Fire Marshal for existing development that would encroach into ESHA, the alternative that has the least impact on ESHA shall be implemented where feasible.	Best practices and literature review
9.33	Fuel Modification Requirements for Existing Development - The County shall encourage property owners to implement fire risk reduction alternatives, including those listed in Policy 9.23, as a means to avoid any impacts to ESHA. However, the Fire Marshal may require fuel modification to occur adjacent to existing development as outlined in the established zones. If fuel modification is required by the Fire Marshal for existing development that would encroach into ESHA, the alternative that has the least impact on ESHA shall be implemented where feasible.	Best practices and literature review
9.34	All discretionary Coastal Permit applications for projects in the County’s WUI shall be required to include a landscape plan that has been prepared in accordance with the County of San Diego “Suggested Plant List for a Defensible Space” http://www.sdcounty.ca.gov/pds/docs/DPLU199.pdf and planting guidelines emphasizing the use of fire-resistant, native, non-invasive, drought-tolerant and salt-tolerant species. These plants grow close to the ground, have a low sap or resin content, grow without accumulating dead branches, needles or leaves, are easily maintained and pruned. Any new vegetation planted must meet Planning & Development Services guidelines.	Best practices and literature review
9.35	For purposes of this section, "encroachment" shall constitute any activity which involves grading, construction, placement of structures or materials, paving, removal of native vegetation including clear-cutting for brush management purposes, or other operations which would render the area incapable of supporting native vegetation or being used as wildlife habitat, including thinning as required in Zone 2.	Policy based on LCP Update Guide
9.36	If fuel modification is required by the Fire Marshal, a fuel modification plan will be required to be submitted to the City as part of the application for any development located in WUI Fire Hazard Severity Zones. Applications shall include a site plan describing and quantifying the potential thinning, pruning or removal of brush, if any, that would be required to provide fire safety for the project or would be needed to accommodate any/all project elements.	Policy based on LCP Update Guide
9.37	Any required thinning of flammable vegetation in the WUI shall be conducted by hand crews between September 15 through February 15. To minimize impacts to habitat, sensitive plant species will not be thinned or removed. Sensitive species such as Quercus Dumosa (Coastal Scrub Oak), Ceanothus Verrucosus (Coastal White Lilac), Arcto staphylos Glandulosa (Del Mar Manzanita) and Corethrogyne Filaginifolia var. Linifolia (Del Mar Sand-Aster) will not be thinned or disturbed in any way.	Policy based on LCP Update Guide

No.	Policy	Source
9.38	<p>An emergency Coastal Permit shall include an expiration date of no more than one year and the necessity for a subsequent non-emergency Coastal Permit application, if it is determined that:</p> <ol style="list-style-type: none"> 1. An emergency exists that requires action more quickly than permitted by the procedures for a Coastal Permit and the work can and will be completed within thirty (30) days unless otherwise specified by the terms of the Coastal Permit; 2. Public comment on the proposed emergency action has been reviewed, if time allows; 3. The work proposed would be consistent with the requirements of the certified LCP; 4. The emergency action is the minimum needed to address the emergency and shall, to the maximum extent feasible, be the least environmentally damaging temporary alternative.; <p>Prior to expiration of the emergency Coastal Permit, if required, the permittee must submit a non-emergency Coastal Permit application for the development even if only to remove the development undertaken pursuant to the emergency Coastal Permit and restore the site to its previous condition.</p> <p>All emergency permits shall be conditioned and monitored to ensure that all authorized development is approved under a regular Coastal Permit in a timely manner, but in no case greater than one year.</p>	Best practices and literature review
9.39	Information should be provided to the public concerning hazards and appropriate means of minimizing the harmful effects of natural disasters upon persons and property relative to siting, design and construction.	Best practices and literature review
9.40	"Infill" is defined as: developing vacant parcels or redeveloping existing property in urban or sub-urban areas.	Best practices and literature review
9.41	"Economic life of a structure" means 75 to 100 years unless specified and restricted for specific development proposals.	Best practices and literature review
9.42	"Redevelopment" means creation, addition, or replacement of impervious surface on an already developed site. Examples include the expansion of building footprints, road widening, the addition or replacement of a structure, and creation or addition of impervious surfaces. Replacement of existing impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work, resurfacing existing roadways, new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair.	Best practices and literature review